

**CITY OF CANANDAIGUA  
ZONING BOARD OF APPEALS  
COURT ROOM, CITY HALL  
May 18, 2016**

PRESENT:            Ryan Akin, Chair                                James Hitchcock  
                         Michelle Albrecht, Vice Chair                Lloyd Peterson  
                         Andrew Cotter    Dwight Symonds

ABSENT:            Joseph Bader

ALSO PRESENT:    Richard E. Brown, Zoning Officer

**CALL TO ORDER:**

Chairperson Akin called to order the regular meeting of the Zoning Board of Appeals at 7:00 P.M.

**APPROVAL OF MINUTES:**

Chairperson Akin asked if anyone had any corrections or additions to the Regular Meeting Minutes of April 19, 2016. Ms. Albrecht moved to approve the minutes as written. Mr. Cotter seconded the motion, which carried by voice vote (6-0).

**REVIEW OF APPLICATIONS:**

**ITEM 1**            **Application #16-103: 288 Mason Street, GEOFFREY WATERMAN, requesting Area Variance necessary to install a 200 SF storage building. In accordance with 850-30.B. of the Municipal Code of the City of Canandaigua, storage buildings shall not exceed 165 SF. Therefore the applicant seeks a variance of 35 SF.**

Geoffrey Waterman presented the application. He said he would like to replace an existing 8 x 10 shed with a 10 x 20 shed. He said he wanted to clean up his yard and he needed a building of this size to contain everything currently stored outdoors.

Chairperson Akin opened the public hearing.

There were no speakers present, but Mr. Akin noted that three letters of support had been submitted. Chairperson Akin closed the public hearing.

The board proceeded with questions to the applicant. Chairperson Akin reminded the Board to keep in mind that this is a request for an Area Variance and the board will be weighing the benefit of the variance to the applicant against the detriment of the variance to the neighborhood.

Beginning with question #1: *Show that the granting of the variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.*

Mr. Hitchcock said he saw similar structures in the vicinity: barns and detached garages. He does not think the addition of this structure will change the character of the neighborhood.

Regarding question #2: *Show that the benefit sought by the applicant cannot be achieved by some other feasible method that would not require a variance.*

Mr. Cotter said he saw no other feasible method.

Regarding question #3: *Show that the requested variance is not substantial.*

Mr. Symonds said the shed appears to be a reasonable size.

Mr. Cotter agreed and said that the shed does not appear oversized for the lot in question.

Regarding question #4: *Show that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.*

Ms. Albrecht said that the structure would improve the overall aesthetics of the site.

Regarding question #5: *Show that the alleged hardship is not self-created.*

Mr. Cotter said the hardship is self-created. Chairman Akin agreed.

Ms. Albrecht for **approval** of the variance, finding that the benefit of the variances to the applicant outweigh the detriment of the variance to the neighborhood for the following reasons;

- #1 The granting of the variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
- #2 The benefit sought by the applicant cannot be achieved by other feasible means that do not require a variance;
- #3 The variance is not substantial, based on the conditions of the site.

Mr. Hitchcock seconded the motion, which ***carried*** with a roll call vote of 6-0:

Lloyd Peterson	Voting	YES
Michele Albrecht	Voting	YES
Dwight Symonds	Voting	YES
Andrew Cotter	Voting	YES
James Hitchcock	Voting	YES
Joseph Bader	Absent	
Ryan Akin	Voting	YES

**ADJOURNMENT:**

Mr. Peterson moved to adjourn the meeting at 7:15 P.M., seconded by Mr. Cotter and carried with a voice vote (6-0).